

ARSENAL STREET & SOUTH JEFFERSON AVENUE

Request for Proposals

Parcel Addresses:

2614-16 Arsenal Street
2620 Arsenal Street
2622 Arsenal Street
2624 Arsenal Street
3101-11 South Jefferson Avenue
3115-31 South Jefferson Avenue

St. Louis, Missouri 63118



SUBMISSION DEADLINE: NONE

**Community Development Administration (CDA) and
Land Reutilization Authority (LRA) of the City of St. Louis**

1520 Market Street, Suite 2000
Saint Louis, Missouri 63103

Contact: Matthew Sisul
CDA Project Manager
(314) 657-3814

SisulM@stlouis-mo.gov

Overview

The Community Development Administration and Land Reutilization Authority of the City of St. Louis (“City”) are seeking redevelopment proposals for property owned by the Land Reutilization Authority and located at the intersection of Arsenal Street and South Jefferson Avenue in the Benton Park West Neighborhood of the City of St. Louis (“Site”). The parcels are semi-contiguous vacant lots. The City will sell the Site “as-is.”

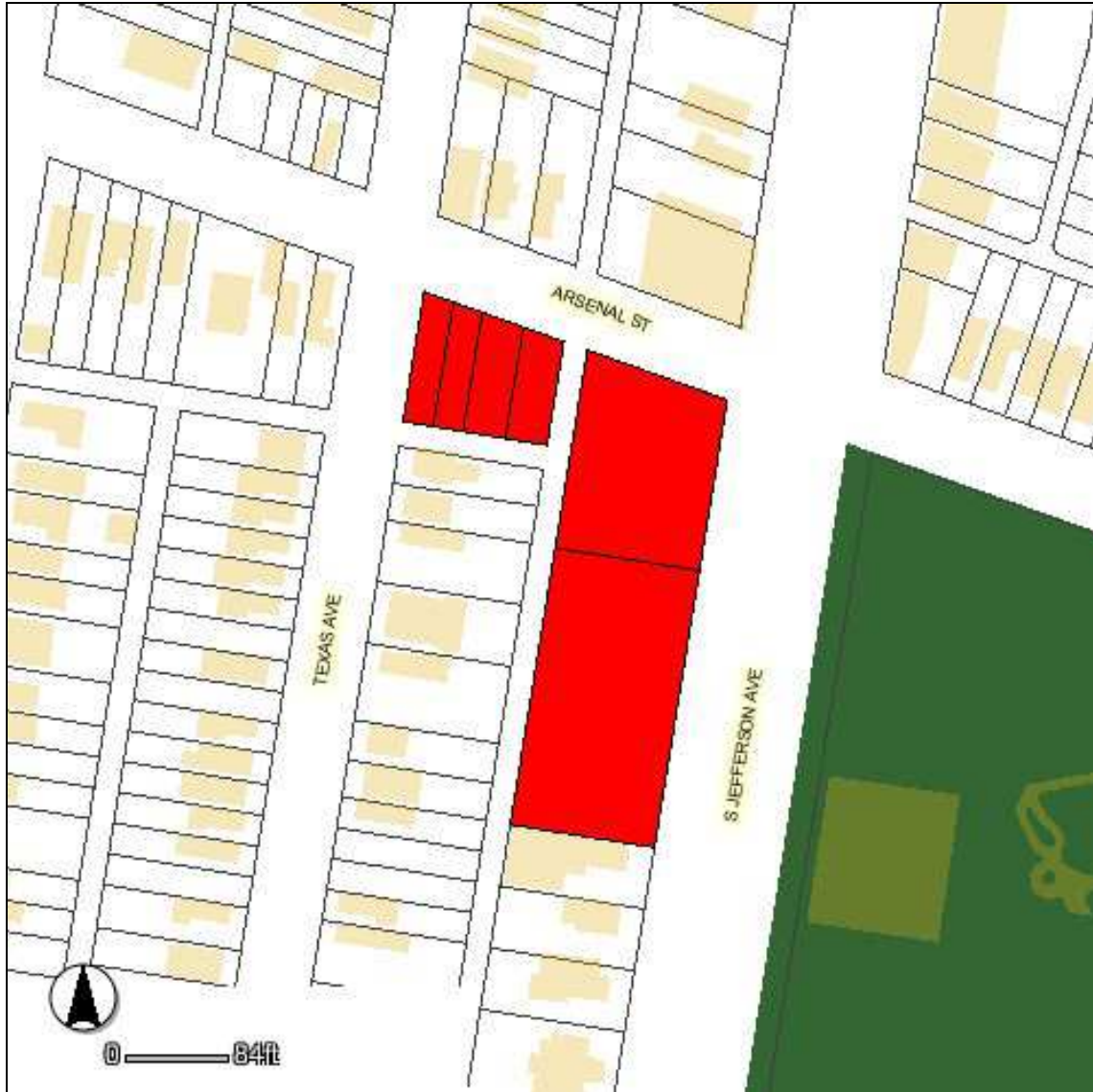
The City’s development goals for the Site include new construction to accommodate a viable commercial and residential mixed-use while respecting the character-defining building features of the neighborhood. Proposed residential-only uses may also be considered. Redevelopment of the entire site is preferred. Respondent’s offer price will be one of multiple criteria considered when evaluating proposals. Other factors include: experience and qualifications of development team, quality of proposed design and compatibility with neighborhood context, reasonableness of development budget and construction cost estimates, and financial capacity to complete project as proposed. Plans to address one or more items identified in the Mayor’s 2013-2018 Sustainability Action Agenda are preferred.

Proposals are to be submitted to City offices at 1520 Market Street, Suite 2000, St. Louis, MO 63103, attention: Matthew Sisul.

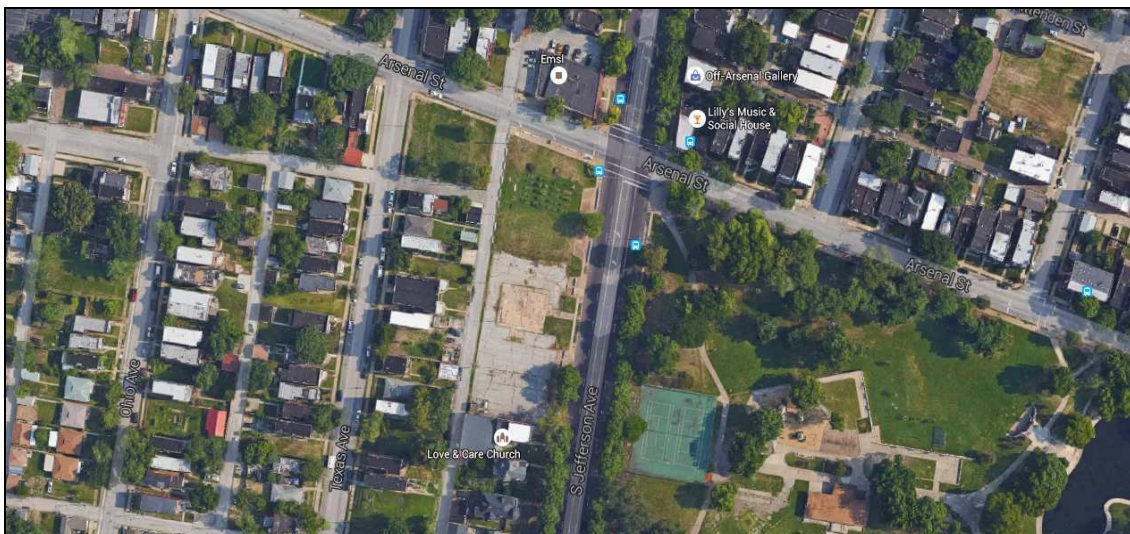
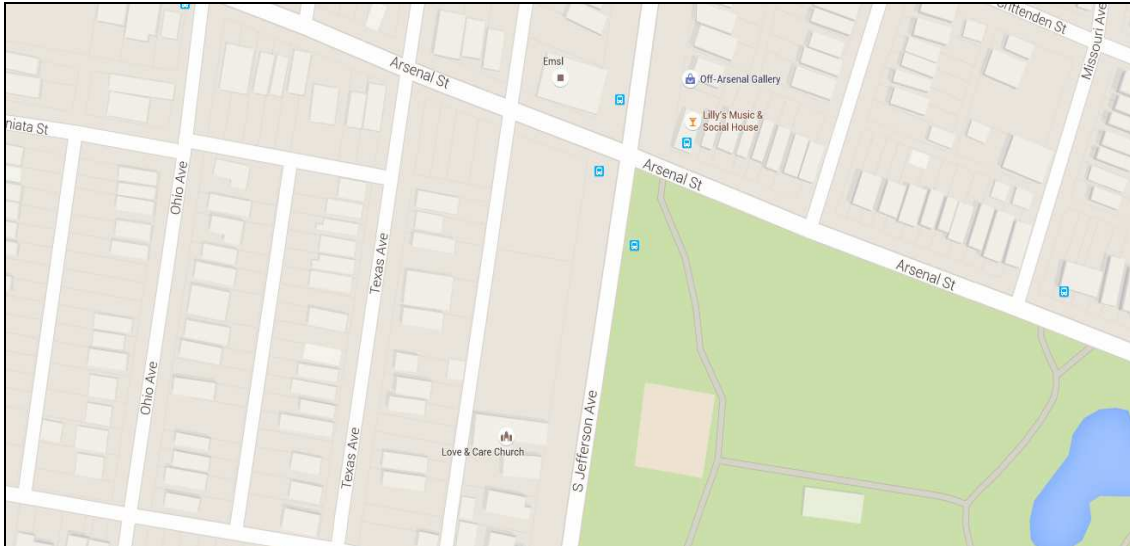
Site Facts

- The Site consists of the following parcels:
 - 2614-16 Arsenal Street
 - Parcel ID #1761-00-0108-0
 - approximately 34-foot, 6½-inch frontage
 - approximately 2,967 square-footage area
 - 2620 Arsenal Street
 - Parcel ID #1761-00-0170-0
 - approximately 34-foot, 6½-inch frontage
 - approximately 3,217 square-footage area
 - 2622 Arsenal Street
 - Parcel ID #1761-00-0160-0
 - approximately 24-foot, 7-inch frontage
 - approximately 2,391 square-footage area
 - 2624 Arsenal Street
 - Parcel ID #1761-00-0150-0
 - approximately 25-foot frontage
 - approximately 2,541 square-footage area
 - 3101-11 South Jefferson Avenue
 - Parcel ID #1761-00-0200-0
 - approximately 138-foot, 9-inch frontage
 - approximately 17,539 square-footage area
 - 3115-31 South Jefferson Avenue
 - Parcel ID #1761-00-0230-0
 - approximately 225-foot frontage
 - approximately 26,352 square-footage area
- The parcels are vacant lots, totaling an area of approximately 54,737 square-feet.
- The Site is zoned “F” Neighborhood Commercial.
- The Site is located in the Benton Park West neighborhood and is adjacent to the Benton Park neighborhood of St. Louis City.
- The Site is located in the Gravois Jefferson Streetcar Suburb National Register Historic District. New construction must remain compatible with current building context.

Site in the City of St. Louis



Context & Overview



Redevelopment Goals

The redevelopment goals for this RFP include:

A. Contribute to the commercial activity of the neighborhood.

The Site needs to become once again a positive contributor to the neighborhood and its commerce. Redevelopment plans should support existing commercial activity by contributing to market demand and/or by providing complementary goods and services and/or employment opportunities for the area. The City will consider a wide range of viable uses to accomplish this objective.

B. Preserve the character-defining features of the historic district.

Building interiors and exteriors will be reviewed as necessary to satisfy Section 106 of the National Preservation Act, with consideration given to the Site's location within the Gravois Jefferson Streetcar Suburb National Register Historic District. Such determination will be made by the City of St. Louis Cultural Resources Office, in coordination with the Missouri State Historic Preservation Office. High quality modern designs which are respectful, complementary, and compatible with the neighborhood context may also be considered. Additional reviews and input from CDA and the Benton Park West Neighborhood Association and Benton Park Community Housing Corporation will be conducted.

Residential Development Requirements

Proposals for residential development must incorporate the following:

A. Property Standards

All developments must at the time of completion, at a minimum, comply with all local building codes, rehabilitation standards, ordinances, zoning and federal regulations regarding hazardous materials. Energy Star certification is also required for all projects as certified by a RESNET energy auditor.

B. Lead Safe Housing and Work Practices

Any project involving the rehabilitation of a property built before 1978 must comply with the Residential Lead-Based Hazard Reduction Act of 1992 and the EPA's *Lead Renovation, Repair, and Painting Program*. Residential development efforts must result in lead-safe housing.

C. Radon

All projects must be tested to confirm levels of radon infiltration, and radon mitigation systems are required if test results exceed EPA allowable exposure levels. Test results and proposed mitigation information must be provided to CDA.

D. Public Utilities

Preliminary reviews by all utilities are strongly encouraged due to potential design and cost impacts. Metropolitan St. Louis Sewer District (MSD) permits are required on all projects. Application for review and approval is made directly to MSD. Applicants are reminded that sanitary and storm sewer requirements are highly affected by site location and conditions and can substantially impact project costs.

E. Handicapped Accessibility

Although most small-scale homeownership projects will not be required to make units fully accessible, CDA design reviewers do evaluate accessibility need/requirements on all projects based on the Fair Housing Act of 1968 and Section 504 of the Rehabilitation Act of 1973. The 2009 International Building Code (as adopted by the City of St. Louis) also has accessibility requirements for all buildings and structures. If a home is pre-sold to disabled buyer, CDA funds may be utilized for accessibility features.

Incentives

The City is prepared to assist the proposed developer in obtaining the various development incentives available to make this project a success. Incentives include but are not limited to:

- Acquisition subsidy
- Tax Abatement
- Tax Increment Financing
- Local Development Loan Assistance
- Federal or State incentives
- Environmental abatement assistance

It will be left to the respondent to identify the appropriate use of these resources and any other resources to make this project financially successful.

Proposal Contents

Proposals must include the following information, which is necessary for the City to adequately evaluate your proposal:

1. Names, Addresses, phone numbers of Developer, General Contractor, Architect, Construction Lender, any known Consultants
2. Description of your plans for this property, including: uses of the Site and proposed users/tenants; improvements made to the Site including square footage of specific components, anticipated materials, and design style; treatment of character defining/historic features; plan for transportation access, including parking needs
3. Proposed new job impacts, if any
4. Exhibits of preliminary schematics plans and elevations
5. Time frame for beginning project and schedule for completion
6. Financial statements, references
7. List of projects completed or underway, especially experience with similar redevelopment efforts
8. Marketing plans: real estate broker, signage, advertising, and tenant recruitment
9. Financial structure, including any partnerships planned or anticipated
10. Development budget detailing sources and uses of funds for the project
11. A pro forma of at least 15 years for the building operation, including the assumptions underlying the income and expense projections, if applicable
12. Your offer for this property

Evaluation Criteria

In reviewing proposals, the following criteria are among those that will be considered:

1. Fulfillment of the redevelopment goals for the RFP stated above
2. Compatibility of proposed design with neighborhood context
3. Reasonableness of development budget and construction cost estimates
4. Experience and financial/organizational capacity of the development team necessary to successfully complete such a redevelopment project
5. Ability to fully secure all necessary project financing to complete as proposed
6. Proposed project timeframe, readiness to proceed
7. Public benefits from the project, including new job creation and addressing the needs identified in the Mayor's 2013-2018 Sustainability Action Agenda
8. Offered purchase price/payment for the Site
9. Leveraging of all public subsidies
10. Overall quality of the submission, adherence to the proposal content requirements, and responsiveness during the review process

Proposal Submission

Respondents must submit copies of their proposals as follows:

- One (1) unbound, original copy
- Four (4) bound, duplicate copies
- One (1) electronic version in .pdf format emailed to CDA Project Manager

Proposal Review & Selection Process

City staff will review proposals that are received but will also seek the input from the local elected officials and/or representative neighborhood associations and community groups, including Benton Park West Neighborhood Association and Benton Park Community Housing Corporation. Some or all of the respondents may be requested to present their proposals to City staff and leadership members of the community in a public setting.

Site Access

The Site consists of several semi-contiguous vacant lots. It is not necessary to arrange pre-application access to the property.

RFP Inquiries

Prospective respondents should direct all questions to the CDA Project Manager via email or phone.

City Contracting Requirements - CDBG

The City has utilized Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) to acquire and stabilize the Site. Because these funds have been used, the redevelopment project must comply with certain federal regulations and other related requirements.

Section 106

Section 106 of the National Historic Preservation Act of 1966 (revised) requires that all federally-funded agencies consider the effect of the proposed project on existing historic resources. Any rehabilitation or new construction project assisted with federal funding must be reviewed under the Section 106 procedures established by the Federal Advisory Council on Historic Preservation.

Environmental Review Records

In accordance with HUD regulations, the environmental effects of each activity carried out with federal funds must be assessed. The City is responsible for conducting an environmental review of projects assisted. Compliance with environmental review requirements is mandatory prior to the applicant entering into any choice-limiting agreements or taking any physical action on a site. Respondents shall be responsible for providing information and relevant documents necessary to accomplish the environmental review. For some projects the City will require a Phase I environmental assessment conducted in accordance with standards developed by the American Society for Testing and Materials, and if applicable, a follow-up Phase II assessment.

M/W/DBE Participation

Per the Mayor's Executive Order #28 and as amended by #51, the City requires maximum utilization of minority- and women-owned businesses in all CDA-assisted housing projects with a goal of at least 25% City of St. Louis certified minority business enterprise (MBE) participation and 5% City of St. Louis certified women's business enterprise (WBE) participation. This is taken as a percentage of the project's total development cost, excluding acquisition.

Federal Labor Standards

Development team shall be required to pay at rates not less than the prevailing wages as determined by the Secretary of Labor in accordance with the provisions of the Davis-Bacon and related Acts.

Living Wage Compliance

The project must comply with "Chapter 3.99 Living Wages" of the Revised Code of the City of St. Louis (Ordinance No. 65597).

Unauthorized Alien Employees

The development team, shall, pursuant to the provisions of Sections 285.525 through 285.555 of the revised Statutes of Missouri, 2000, as amended, by sworn Affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with this Contract, Agreement or Grant. Contractor shall affirm also that it does not knowingly employ any person who is an unauthorized alien in connection with this Contract, Agreement or Grant pursuant to the above-stated Statutes.

Federal Regulation Compliance

The selected firm shall comply with the following Federal Regulations:

- (1) Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR part 3).
- (2) Davis Bacon Act (40 U.S.C. 276a to 276a-7) as supplemented by Department of Labor regulations (29 CFR part 5).
- (3) Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327 330) as supplemented by Department of Labor regulations (29 CFR part 5).
- (4) Section 106 of the National Historic Preservation Act of 1966 (revised).

Reservation of Rights

The City reserves the right to reject any or all proposals for any reason, in its sole discretion; to void this RFP and the review process and/or terminate negotiations at any time; to revise any conditions and stipulations contained herein, as convenient or necessary; to further negotiate fees, rates and financial arrangements, etc; to establish further criteria for selection; to ask respondents to submit additional information or evidence of their qualifications and experiences; to waive informalities in the proposals and in the proposal process; and to negotiate with respondents; to reject any and/or all proposals for any reason, in their sole discretion.

An applicant will not be considered if any affiliated entity, board member, or member of the development team (including consultants) has been debarred and listed on System for Award Management (SAM).

Applicants must be able to successfully pass City of St. Louis Central Business Index (CBI) Clearance, which includes having a current City business license and enrollment with the Earnings Tax Department of the City Collector of Revenue Office.

Applicants assume all risk of any predevelopment funds expended before selection is formally approved. Upon submitting an application, respondent acknowledges that he/she assumes all risks of change in HUD rules and regulations and/or CDA policies concerning its subsidy programs, together with any adverse effects upon therefrom and any resulting costs thereof.

**Community Development Administration
An Equal Opportunity Employer**

The funding of this project is financed in part through a grant from the Department of Housing and Urban Development and the Community Development Administration under the provisions of Title I of the Housing and Community Development Act of 1974 (P.L. 93-383).